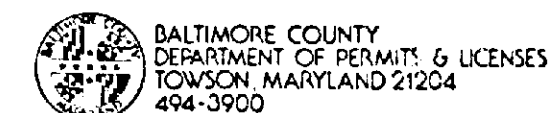


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3900

August 23, 1983

TED ZALESKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 22 Zoning Advisory Committee Meeting are as follows:

Property Owner: Sara Ann Ruhl
Location: 86/8 College Drive 50' N/W from centerline of Greenspring Drive
Bearing: S 81° 55' E
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and to permit sideyard setback of 8' in lieu of the required 10'.
Address: 150 X 135
District: 8th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building and other miscellaneous permits shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 4'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, See Table 101, line 2, Section 1007 and Table 102.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Mark E. Lumb
Mark E. Lumb, Chief
Plans Review

CEH:rrj
POM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 18, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 19, 1983

RE: Item No: 21, 22, 23, 24, 25
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: August 25, 1983
FROM: Norman E. Gerber
Director of Planning and Zoning
Sara Ann Ruhl
84-80-A
SUBJECT: 84-80-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

IN RE: PETITION ZONING VARIANCES
N/S of College Avenue, 50' NW
of Greenspring Drive - 8th
Election District
Sara Ann Ruhl,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-80-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit lot widths of 50 feet instead of the required 55 feet on three lots they own, and to permit side yard setbacks of eight feet instead of the required ten feet. They also request a side yard setback of zero feet instead of the required 2.5 feet for an accessory building, a garage, which exists in the rear of one of the lots. The purpose of their requests is to enable the Petitioners to sever the existing lots into building lots and construct residences.

The Petition as filed was amended at hearing to include Ruhl Development Corporation, the legal owner of Lots 17 and 19. The Petitioner, Sara Ann Ruhl, the legal owner of Lot 18, and as President of Ruhl Development Corporation, did not object to the request for variance for a side yard setback of zero feet for the garage which appeared on the Petition received by the Zoning Office and which was appropriately advertised but which was filed without their knowledge. It appears that the latter variance request was made by a draftsman in the office of the Petitioners' surveyor.

Petitioner Sara Ann Ruhl appeared and testified on her behalf. Also testifying for the Petitioners was James W. McKee, a land surveyor. The Petitioners were represented by counsel. In opposition to the proposed variances were three neighbors, two of whom are immediate neighbors, one each on either side of the Petitioner's property. Each of the Protestants testified.

Testimony indicated that the Petitioners purchased the property in June, 1983, and the property consists of three lots, each 50 feet wide. The plat for the subdivision of which these three lots are a part was recorded in 1924. See Petitioners' Exhibit 2. The land was purchased from the same seller. Two of the three lots are vacant and unimproved, but the middle lot does have an existing building, a single-family residence, and a garage at the rear of the property. This is more specifically shown on Petitioners' Exhibit 1. The variances requested by the Petitioners include the request to allow 50-foot lot widths in order to build on the two unimproved lots, eight-foot side yard setbacks in order to build 34-foot-wide homes, and a zero-foot side yard setback for the garage which, if the lot-width variances were granted, would lie directly on the side property line separating two of the lots involved. It appears from the testimony and evidence presented that the neighborhood primarily consists of 50-foot lot widths, eight-foot side yard setbacks on one side of the existing residences, and 12-foot side yard setbacks for the opposite sides of each residence.

The Protestants testified that they have lived in the neighborhood for many years, and that they are concerned with the potential construction of new homes. Margaret Thomas, a neighbor to the right of the Petitioners' property, has lived in the neighborhood for 20 years and states that if a house was to be built on the vacant lot bordering hers, a serious water problem would result due to the topography of the property and which would result in a drainage problem. Additionally, Mrs. Thomas states she does not want a new home constructed within 18 feet of hers, which, if completed, would cause her to block off that side of her house facing the new building.

Lindsay Benton, a Protestant, testified that he is the neighbor to the immediate left and borders Lot 17 owned by the Petitioners. He also objects to the proposed variances. Mr. Benton argues the seriousness of the drainage problem

which, in his opinion, would cause him particular hardship in that the addition of a new home on the vacant lot next to him would cause water to drain onto his property where he now has a problem. This would be due to the topography of the area which rises in grade level from southwest to southeast. He also is of the opinion that the new homes would create a traffic and parking problem.

Louis Notzel, the third Protestant, agrees with the other Protestants, and raises a third objection to the proposed variances. It was brought out that both of the immediate neighbors, Mrs. Thomas and Mr. Benton, would be willing to purchase the unimproved lots and in fact had offered to do so from the seller of the property before the property was sold to the Petitioners.

It is agreed by the Protestants that they do not object to the requested variance for a zero-foot side yard setback for the existing garage.

The Petitioners seek relief from Sections 1802.3C.1. and 400.1, pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

After due consideration of the testimony and evidence presented, it appears that there would be a practical difficulty or unreasonable hardship resulting to the Petitioners if the variances requested to allow 50-foot lot widths in lieu of 55-foot lot widths were not to be granted. Also, the same is true if the requested variance for a zero-foot side yard setback in lieu of 2.5 feet for the existing garage should be denied. However, the same cannot be held for the requested eight-foot side yard setbacks. A side yard setback of eight feet instead of ten feet is granted for that side of a residence constructed on either of the unimproved lots for the side that is opposite either of the Protestants' homes. Inasmuch as there would exist an eight-foot side yard setback for the existing building on Lot 18 which would face any new building constructed on Lot 19, said eight-foot setback is granted. Thus, a building constructed on Lot 17 would be required to have at least a ten-foot side yard setback from the property line

separating Mrs. Thomas and the Petitioners, and would be permitted an eight-foot side yard setback from the property line separating Lots 18 and 19. An eight-foot setback from the existing building on Lot 18 to said property line between Lots 18 and 19 is granted. It would appear that there exists no such problem on the side separating Lots 18 and 17 from the existing building.

There is a strong presumption of the correctness of original zones and of comprehensive zoning. *Howard County v. Dorsey*, 438 A.2d 1339 (1982). There is a presumption of validity that must be accepted. *Johnson & Wales College v. DiPietro*, 448 A.2d 1271 (R.I., 1982). In interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. *Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingman Township*, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. *Mongony v. Revillagusa*, 432 A.2d 661 (R.I., 1981).

Therefore, Section 1802.3C.1. must be enforced as it is clear and certain as to its meaning and intent. The zoning regulations, however, permit a variance, pursuant to certain conditions as delineated in Section 307. To permit a variance to the "area" requirements of Section 1802.3C.1., the variance must be judged under the "practical difficulties" or "unreasonable hardship" test, i.e., by looking to such factors as the nature of the zone in which the property lies, the character of the immediate vicinity and the uses contained therein; whether, if the restriction upon the petitioner's property was removed, such removal would seriously affect such neighboring property and uses; whether, if the restriction is not removed, the restriction would create practical difficulty or unreasonable hardship for the owner in relation to his efforts to make normal improvements in the character of that use of the property which is a permitted use under the use provisions of the regulation.

ORDER RECEIVED FOR FILING
DATE *Sept 1, 1983*
BY *John E. Lumb*

ORDER RECEIVED FOR FILING
DATE *Sept 1, 1983*
BY *John E. Lumb*

ORDER RECEIVED FOR FILING
DATE *Sept 1, 1983*
BY *John E. Lumb*

A landowner can establish a right to a variance by showing that the effect of the regulations is to burden his property with an unreasonable hardship that is unique to his property. This can be accomplished by showing that the physical or topographical features of the property are such that the property cannot be used for a permitted purpose, or by showing that the property can be arranged for such use only at a prohibitive expense. Anderson v. Bd. of Appeals of Town of Chesapeake Beach, 22 Md. App. 28 (1974); Marlowe v. Zoning Hearing Bd. Haverford Township, 415 A.2d 946 (Pa. Cmwlth., 1980).

The Court of Special Appeals has held that a variance relating to certain "area" restrictions, as distinguished from restrictions on the use of the property, must be judged under the "practical difficulty" test. Anderson, supra. See Bd. of Adjustment, Etc. v. Kwik-Check Realty, 389 A.2d 1289 (Del. Supr., 1978). As noted in Anderson, the factors to be considered under this test in determining whether a variance should be granted are:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in district or whether a lesser relaxation than that applied for would give substantial relief;
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, supra. There is sufficient evidence to permit a finding that the hardship or difficulty experienced or would be experienced by the Petitioners were not caused by them and would be caused by the zoning restrictions from which they seek relief. The neighborhood is comprised of homes built on lots divided by the same plat of which the property owned by the Petitioners are part. Petitioners' Exhibit 2

shows clearly that almost all of the lots in the neighborhood are 50 feet in width. Additionally, testimony showed that the existing homes were built at a time when 50-foot widths were acceptable under the zoning regulations and eight-foot side yard setbacks for one side with a total of 20 feet were also acceptable. The existing homes have one side with eight-foot setbacks. The Petitioners argue consistency and conformity with the surrounding neighborhood in support of the Petition filed. This is important. If there is to be conformity and consistency, then the Petitioners are entitled to eight-foot setbacks on one side only. The practical effect of this decision is to make for narrower homes by two feet, not insurmountable or self-defeating.

The Petitioners can establish their right to variances by showing that the variances requested are the minimum variance that will afford relief. Marlowe, supra. The Petitioners have substantially the same amount of land available to them to build upon as do any of their neighbors whose rights to build on the land which was originally platted derived their validity from the 1924 recording prior to the time when the extrinsic requirement of today's zoning regulations were adopted. In the instant case, to force the Petitioners to resubdivide to meet the 55-foot width would render their property valueless in that there exists a building on Lot 18, the middle of the three lots owned, which would render it improbable if not impossible to use Lots 17 and 19 for any useful purpose except open space, much as desired by the Protestants but not required of the Petitioners based on the unique circumstances hereinbefore described. See John R. Greene Assoc. v. Zoning Hearing Bd. of Lower Allen Township, 426 A.2d 175 (Pa. Cmwlth., 1981). This neighborhood is a solid one, where many nonconforming uses with nonconforming lot characteristics exist. Much of this development occurred prior to the existence of zoning regulations.

The problem of water drainage, as important as it is to the Protestants, must be considered by the Petitioners when building, and they must meet all County required

regulations impacted by such construction on potential water and drainage situations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested as previously explained should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of September, 1983, that the Petition for Variances to permit lot widths of 50 feet instead of the required 55 feet for the property described in Petitioners' Exhibit 1 be and is hereby GRANTED; that the side yard setback of zero feet instead of the required 2.5 feet for the existing garage in the rear of Lot 18 be and is hereby GRANTED; and that side yard setbacks of eight feet in lieu of the required ten feet as aforedescribed be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit, and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR VARIANCES

8th Election District
ZONING: Petition for Variances
LOCATION: North side of College Avenue, 50 ft. Northwest of Greenspring Drive
DATE & TIME: Wednesday, September 21, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit lot widths of 50 ft. in lieu of the required 55 ft., side yard setbacks of 8 ft. in lieu of the required 10 ft. and a side yard setback of 0 ft. in lieu of the required 2.5 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - lot widths and side yard setbacks in D.R. 5.5 zone
Section 400.1 - setback for accessory structure

All that parcel of land in the Eighth District of Baltimore County

Being the property of Sara Ann Ruhl, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing; set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

1717 YORK RD.

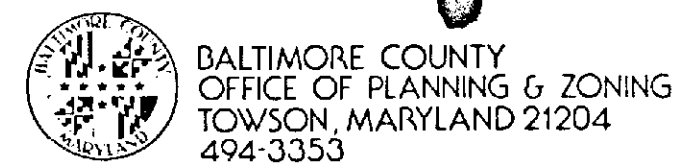
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

June 29, 1983

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE
602, 604, AND 606 COLLEGE AVENUE

Beginning for the same at a point 50 feet Northwest of the intersection of College Avenue and Greenspring Drive on north side of College Ave. and designated as Lots 19, 18, and 17, Block N, as shown on a plat dated May 3, 1924, and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7, Part 2, folio 128, and known as "Luther-Villa".



ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1983

Mark P. Hanley, Jr., Esquire
206 Washington Avenue
Towson, Maryland 21204

IN RE: Petition Zoning Variances
N/S of College Avenue, 50' NW of
Greenspring Drive - 8th Election
District
Sara Ann Ruhl - Petitioner
Case No. 84-80-A

Dear Mr. Hanley:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. Lindsley Benton
608 College Avenue
Lutherville-Timonium, Maryland 21093

Mrs. Margaret Thomas
600 College Avenue
Lutherville-Timonium, Maryland 21093

Mr. Louis Notzel
1608 Greenspring Drive
Lutherville-Timonium, Maryland 21093

John W. Hessian, III, Esquire
People's Counsel

August 23, 1983

Mark P. Hanley, Jr., Esquire
206 Washington Avenue
Baltimore, Maryland 21204

NOTICE OF HEARING
Re: Petition for Variances
N/S of College Ave., 50' NW of
Greenspring Drive
Sara Ann Ruhl - Petitioner
Case No. 84-80-A

TIME: 10:30 A.M.

DATE: Wednesday, September 21, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: James W. McKee
1717 York Road
Lutherville, Maryland 21093

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117674

DATE 7-7-83 ACCOUNT R-01-615-000

AMOUNT \$57.03

RECEIVED FROM H.L. 10/2/83
FOR 11/1/83 - 11/2/83 - 11/3/83 - 11/4/83 - 11/5/83 - 11/6/83 - 11/7/83 - 11/8/83 - 11/9/83 - 11/10/83 - 11/11/83 - 11/12/83 - 11/13/83 - 11/14/83 - 11/15/83 - 11/16/83 - 11/17/83 - 11/18/83 - 11/19/83 - 11/20/83 - 11/21/83 - 11/22/83 - 11/23/83 - 11/24/83 - 11/25/83 - 11/26/83 - 11/27/83 - 11/28/83 - 11/29/83 - 11/30/83 - 12/1/83 - 12/2/83 - 12/3/83 - 12/4/83 - 12/5/83 - 12/6/83 - 12/7/83 - 12/8/83 - 12/9/83 - 12/10/83 - 12/11/83 - 12/12/83 - 12/13/83 - 12/14/83 - 12/15/83 - 12/16/83 - 12/17/83 - 12/18/83 - 12/19/83 - 12/20/83 - 12/21/83 - 12/22/83 - 12/23/83 - 12/24/83 - 12/25/83 - 12/26/83 - 12/27/83 - 12/28/83 - 12/29/83 - 12/30/83 - 12/31/83 - 1/1/84 - 1/2/84 - 1/3/84 - 1/4/84 - 1/5/84 - 1/6/84 - 1/7/84 - 1/8/84 - 1/9/84 - 1/10/84 - 1/11/84 - 1/12/84 - 1/13/84 - 1/14/84 - 1/15/84 - 1/16/84 - 1/17/84 - 1/18/84 - 1/19/84 - 1/20/84 - 1/21/84 - 1/22/84 - 1/23/84 - 1/24/84 - 1/25/84 - 1/26/84 - 1/27/84 - 1/28/84 - 1/29/84 - 1/30/84 - 1/31/84 - 2/1/84 - 2/2/84 - 2/3/84 - 2/4/84 - 2/5/84 - 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Mark P. Hanley, Jr., Esq.
206 Washington Ave
Towson, Md. 21204

McKee & Associates, Inc.
1717 York Road
Lutherville, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
19th day of July, 1983


ARNOLD JABLON
Zoning Commissioner

Petitioner Sara Ann Ruhl
Petitioner's Attorney Mark P. Hanley, Jr., Esq.

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-80-A

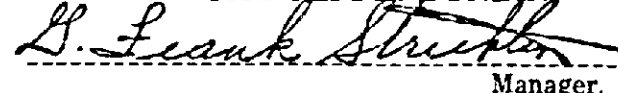
District 8th Date of Posting Sept. 2, 1983
Posted for: Variances
Petitioner: Sara Ann Ruhl
Location of property: N/S of College Avenue 50' NW of Greenspring Drive
Location of Signs: N/S of College Avenue Approx. 120' NW of Greenspring Drive in front of 604 College Avenue
Remarks:
Posted by: M. J. Pruthi Date of return: Sept. 9, 1983
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 1, 1983

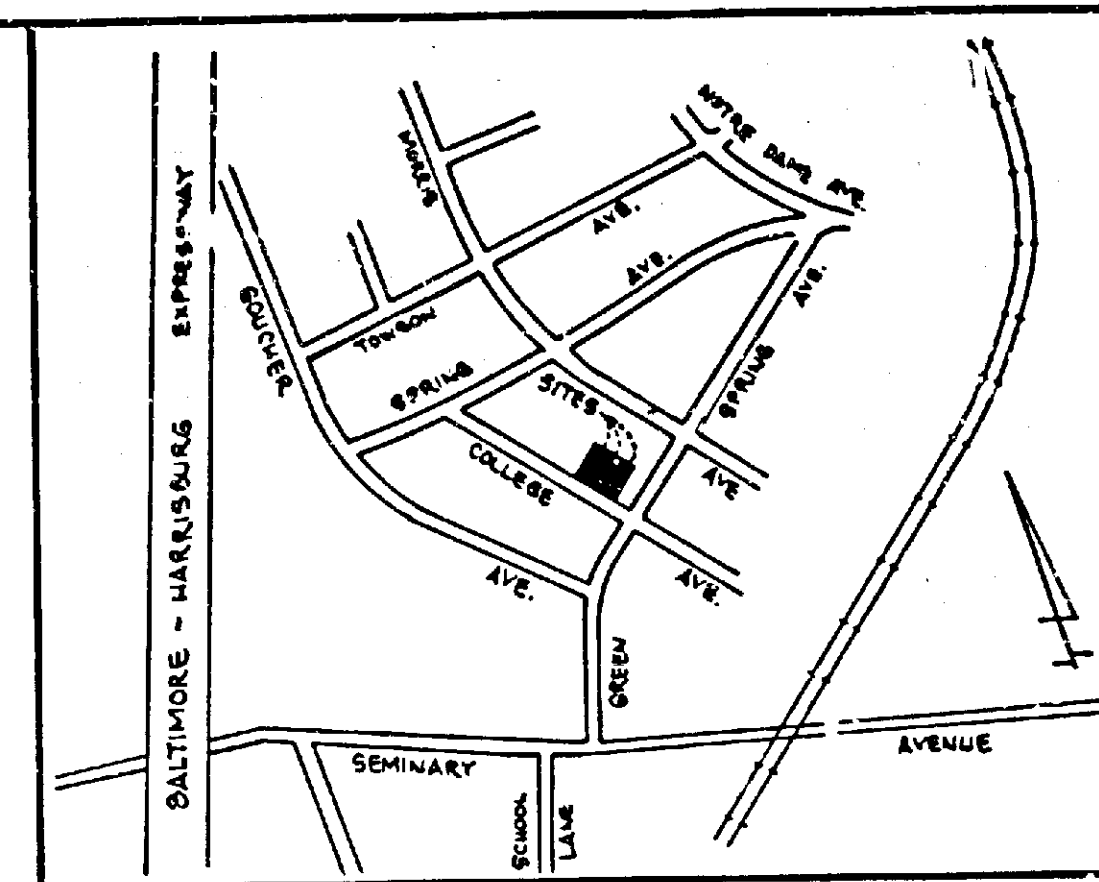
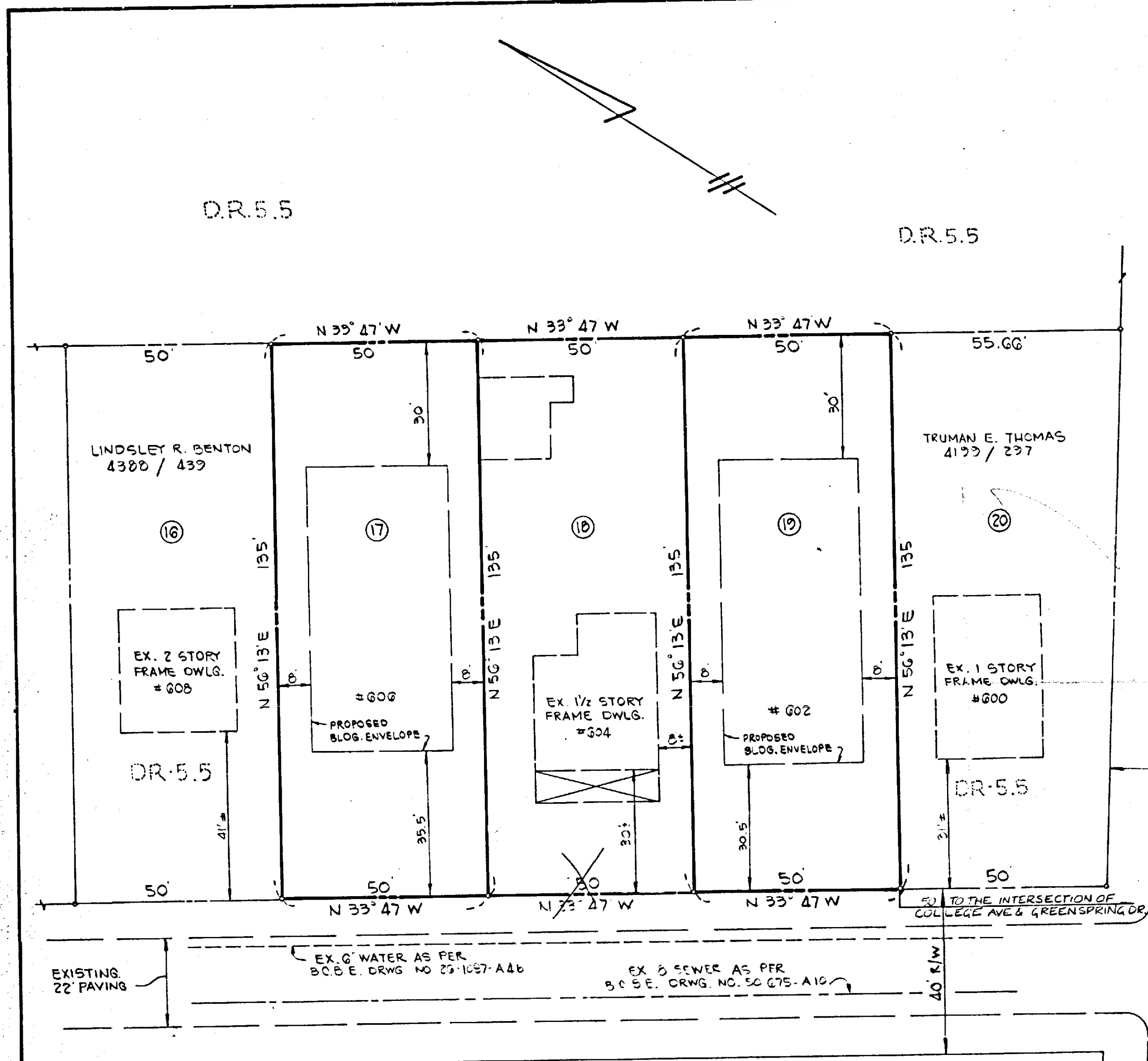
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of September, 1983, the 1st publication appearing on the 1st day of September, 1983.

THE JEFFERSONIAN


Manager.

Cost of Advertisement, \$ 22.25

PETITION FOR VARIANCES
113 Kietzia District
ZONING: Petition for Variance
LOCATION: North side of College Avenue, 50' ft. Northwest of Greenspring Drive
DATE & TIME: Wednesday, September 21, 1983 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit lot widths of 50 ft. in lieu of the required 55 ft., side yard setbacks of 2 ft. in lieu of the required 10 ft. and a side yard setback of 0 ft. in lieu of the required 2.5 ft.
The Zoning Regulation to be enacted as follows:
Section 1802.3.C.1 - lot widths and side yard setbacks in D.R. 5.5 zone
Section 400.1 - setback for accessory structure
All the parcel of land in the Eighth District of Baltimore County beginning for the same at a point 50 feet Northwest of the intersection of College Avenue and Greenspring Drive on north side of College Ave. and designated as Lots 17, 18, and 19, Block N, as shown on a plat dated May 2, 1983, and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 1, Part 2, folio 128, and known as "Luther-Villa".
Being the property of Sara Ann Ruhl, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be recited in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 1, 1983



VICINITY MAP
SCALE: 1" = 600'

- NOTES:
1. EXISTING ZONING: D.R. 5.5
 2. PROPOSED USES; RESIDENTIAL WITH VARIANCES TO SECTION 1802.3.C.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT LOT WIDTHS OF 50' IN LIEU OF THE REQUIRED MINIMUM LOT WIDTH OF 55', AND TO PERMIT SIDEYARD WIDTHS OF 2' IN LIEU OF THE REQUIRED MINIMUM SIDEYARD WIDTH OF 10'.

PETITIONER'S
EXHIBIT 1

Item #22

PLAT TO ACCOMPANY
PETITION FOR
VARIANCE TO ZONING

AT

LOTS 17, 18, & 19
BLOCK N

LUTHER-VILLA

ELECTION DISTRICT
SCALE: 1" = 20'

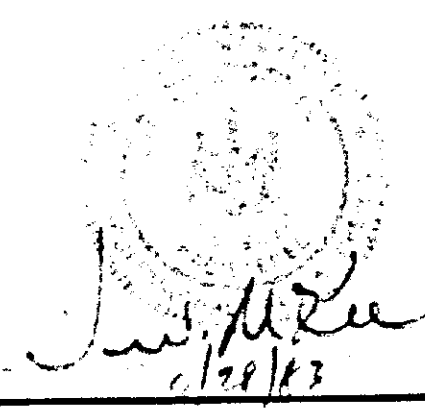
BALTIMORE CO., MD.
JUNE 20, 1983

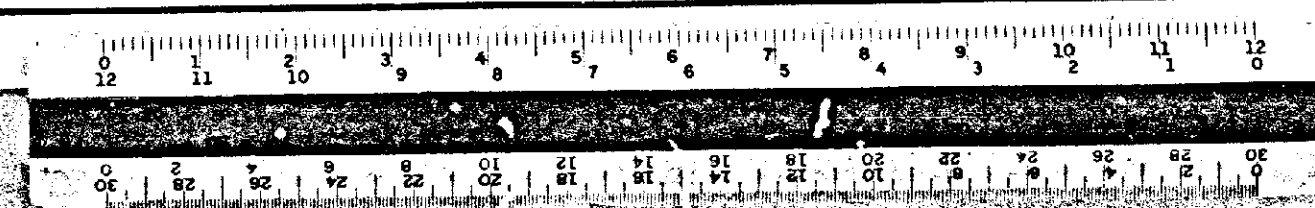
PLAT REFERENCE
W.P.C. NO. 7 - PART 2 - 128

McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

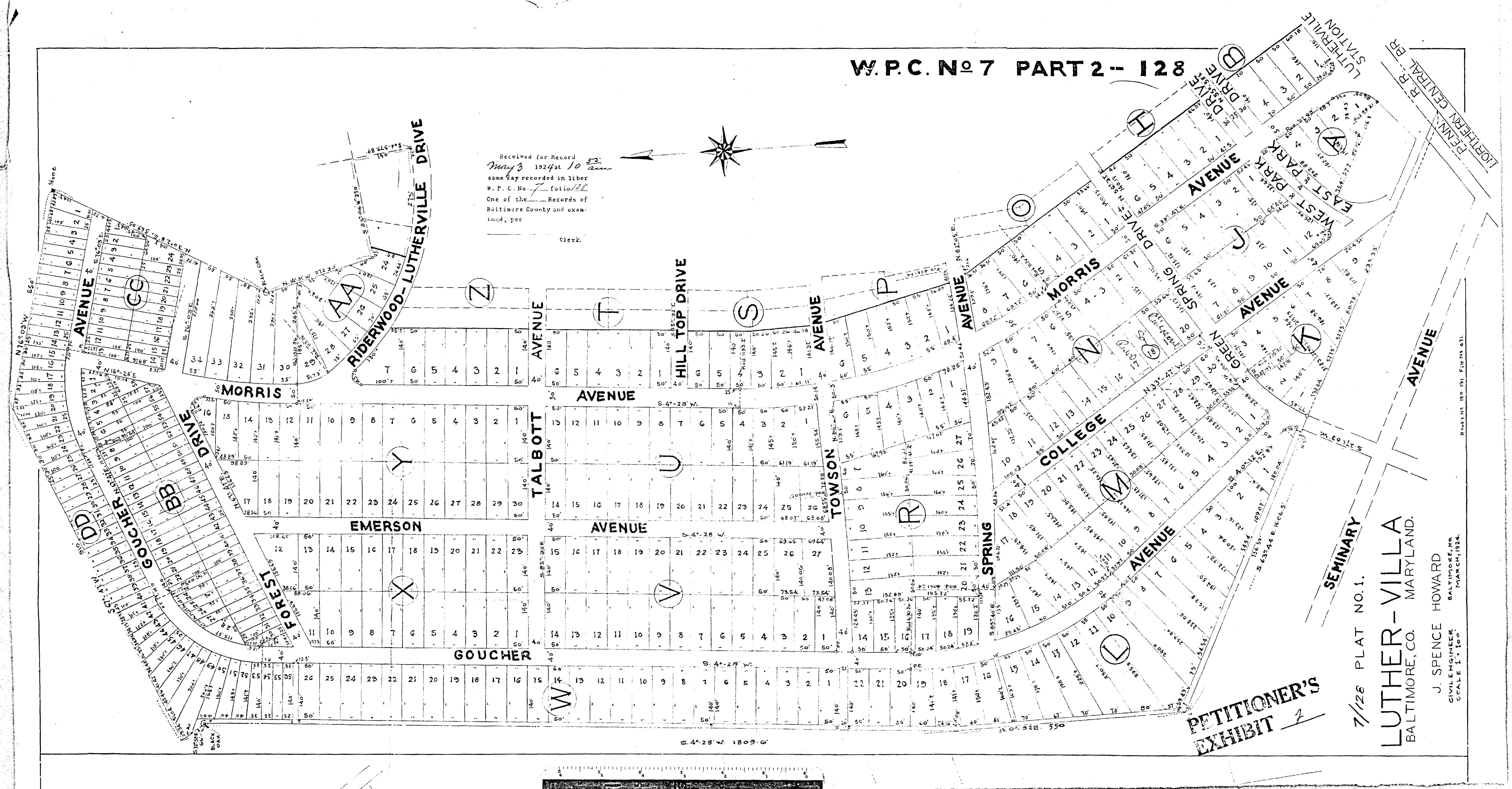
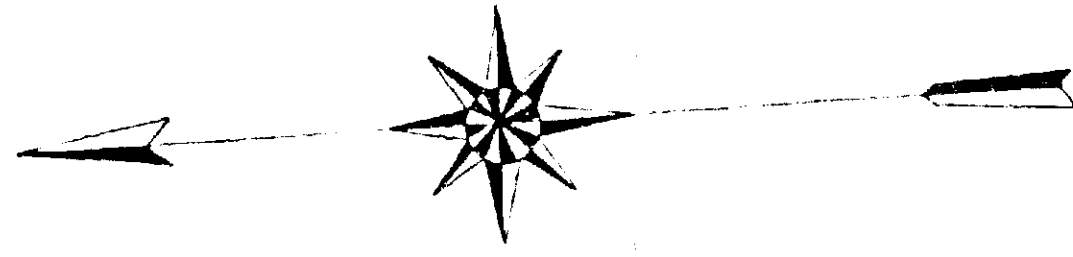
1717 YORK ROAD - LUTHERVILLE, MARYLAND 21093


1/28/83



W. P. C. No 7 PART 2 -- 128

Received for Record
May 3 1924 at 10⁵⁵ am
same day recorded in liber
W. P. C. No 7 folio 28
One of the Records of
Baltimore County and exam-
ined, per
Clerk.



PETITIONER'S
EXHIBIT 2

7/28 PLAT NO. 1.

LUTHER-VILLA

BALTIMORE, CO. MARYLAND.

J. SPENCE HOWARD
CIVIL ENGINEER
BALTIMORE, MD.
MARCH, 1924.

Books 190 191 File No 211.